

City of Bryan - Residential Site Plan Application



The following is a list of requirements for which the Applicant will be responsible. This information should be read very carefully and, if any of these requirements are unclear, please ask for assistance or clarification by the City Staff. Do not sign this application until you understand these requirements.

Applicant Information:

Site Address: _____

Subdivision Name, Lot & Block Number:

Date of Manufactured Home: _____

Applicant's Name & Address:

Phone Number: _____

_____ I agree that fencing is not permitted in public drainage easements without the approval of the City Engineer.

_____ I agree that the elevation of the driveway at the property line (or at some point between the house & the property line) will be required to be as high as the top of the curb or the center of the street (whichever is greatest). It is recommended that this elevation be 6 inches greater for additional protection. The above requirement is made to reduce risks of residential flooding associated with stormwater from the street entering through low driveways. City of Bryan Driveway Specifications are included in this packet for reference.

_____ I agree that construction on property located in the 100-year Floodplain will require a **Development Permit and Elevation Certificate**. Such development is subject to certain additional restrictions and requirements as outlined in the Stormwater Management Ordinance. (See Engineering Services.)

_____ I agree not to divert, impound or alter the drainage flow from this property to any surrounding properties as required by Texas State Law. *(This includes impounding water, concentrating flow or changing runoff patterns beyond the property limits.)*

_____ I agree to comply with the TCEQ-TPDES general permit. I will prepare and inspect a SWAPP. I will submit and/or post a notice. This will ensure that mud and dirt is not washed onto streets or other properties.

_____ I agree that if grading activities cause any off-site erosion or sedimentation, I will clean it up or otherwise correct the problem within 48 hours of notification by the City of Bryan.

_____ I agree to ensure that the floor slab elevation is high enough to provide positive drainage away from the house and garage. *(Swales or shallow channels are often helpful to direct stormwater around residences. It is recommended that whenever possible, the top of the floor slab is 6 inches higher than the top of the curb.)*

Please initial each statement to affirm that you have read, understand, and will conform to each of these requirements.

_____ I agree that the residence will accommodate the minimum parking requirements for 1-2 bedrooms: 2 spaces: 3-4 bedrooms: 3 spaces: 5 or more bedrooms: 4 spaces on a paved surface (either concrete or asphalt) by providing the following **on private property**:

- a. A throat width of at least 12 feet.
- b. Each space shall be a minimum of 9 ft width x 20.0 ft length.

_____ I agree that the location of the driveway will conform to the following requirements:

- a. Distance from edge of driveway curb return radius to any utility structure (fire hydrant, gas meter, valve boxes, electrical pole, storm sewer inlet, etc.) is a minimum of 5 feet.
- b. Minimum Corner Clearance from any street intersection shall be 30 feet.
- c. Curb Return Radius (the end of the curve portion of the driveway) **must** be within the property lines of this site.

_____ I agree that if the residence to be placed on the property is a manufactured home it will follow these requirements:

- a. The manufactured home must be placed, tied down, and secured according to the standards set forth by the Building Official.
- b. All manufactured homes shall be skirted with a suitable weatherized material.

_____ I agree that if the driveway slopes down toward the residence, I will provide proper site and driveway grading to prevent flooding.

By signing this application, I acknowledge that I have read, understand and will conform to all requirements as stated above. Any errors or omissions not identified, as a result of the City of Bryan's review of this application does not relieve the applicant from complying with City of Bryan Codes.

Applicant's Signature **Date**

Staff Checklist

Planning Approval

- Plat
- Encroachments into easements, rights-of-way, etc.
- Utilities
- Corner clearance
- Curb return
- Property address and legal description
- Property lines and lot dimensions
- Abutting streets and alleys
- Easements
- Water meters, electric meters, sewer and water taps
- Outline of structures
- Driveway location, material, and vehicle accommodation
- Number of stories
- Fences
- Variances
- Zoning
- TCEQ - TPDES Notice
- Comments:

Signature

Date

_____/_____
Time In / Time Out

Floodplain Approval

This site does _____ does not _____ lie within a designated Special Flood Hazard Area.
(100-year Floodplain)

This site does _____ does not _____ lie within a designated Floodway.

Approved by the City of Bryan:

Floodplain Administrator

Date

_____/_____
Time In / Time Out

Building Approval

Signature

Date

_____/_____
Time In / Time Out